



**Township of Old Bridge
Land Development Application**

Office Use Only			
Application No.	<u>10-2020P</u>	{ <input checked="" type="checkbox"/> } Planning Board	{ <input type="checkbox"/> } Zoning Board
Date of Submission	<u>3/13/2020</u>	Received by: <u>DB</u>	
Application Fees	Check #	Escrow Fees	Check #

A. Applicant NAME ON CHECK MUST MATCH NAME ON W-9 FORM

Name RD Management-F

Street Address 810 Seventh Avenue, 10th Floor

City New York State NY Zip Code 10019

Tele. # 212-265-6600 Cell # _____

Email Address rbirdoff@rdmanagement.com

B. Owner

Name RD/Foxborough 18 Associates, LLC

Street Address 810 Seventh Avenue, 10th Floor

City New York State NY Zip Code 10019

Tele. # 212-265-6600 Cell # _____

Email Address rbirdoff@rdmanagement.com

C. Type of Application

Residential	Non-Residential	General Development
<input type="checkbox"/> minor subdivision	<input type="checkbox"/> minor subdivision	<input type="checkbox"/> phase 1 G.D.P. Plan
<input type="checkbox"/> major subdivision preliminary	<input type="checkbox"/> major subdivision preliminary	<input type="checkbox"/> phase 2 – preliminary
<input type="checkbox"/> major subdivision final	<input type="checkbox"/> major subdivision final	<input type="checkbox"/> amended G. D. P.
<input type="checkbox"/> amended prel/final subdivision	<input type="checkbox"/> amended prel/final subdivision	
<input type="checkbox"/> minor site plan	<input type="checkbox"/> minor site plan	<u>Variances</u>
<input type="checkbox"/> major site plan preliminary	<input checked="" type="checkbox"/> major site plan preliminary	<input type="checkbox"/> C:40:55D-70A
<input type="checkbox"/> major site plan final	<input checked="" type="checkbox"/> major site plan final	<input type="checkbox"/> C:40:55D-70B
<input type="checkbox"/> amended prel/final site plan	<input type="checkbox"/> amended prel/final site plan	<input type="checkbox"/> C:40:55D-70C
<input type="checkbox"/> waiver of site plan	<input type="checkbox"/> waiver of site plan	<input type="checkbox"/> C:40:55D-70D

D. Tax Map Sheet

Block: 16004 Lot: 53

E. **Previous Appeals or Activity** No Yes (if yes, date) _____
 Please describe Preliminary Site Plan 12/4/1988, Final Site Plan 9/12/1989, one-year extension 1/7/1999, Preliminary and Final Site Plan denial _____

F. **Location of Property (street address)**

Frontage on Route 18 and Foxborough Drive

Type of Road: Cul-de-sac (50') light arterial (66')
 minor (50') minor arterial (80')
 collector (60') major arterial (120')
 Other: _____

G. **Description of proposed use:**

Present use: Vacant

Proposed use Convenience store with fueling facility and retail space

No. of Lots/units/tract area/density: 1

Brief description of application: Applicant seeks to improve property with (a) 5,000 square foot convenience store, (b) 25,920 square foot of retail space and (c) fueling facility.

H. **Zone Districts**

Residential, Commercial, Industrial & Miscellaneous Classifications			
<input type="checkbox"/> R5	<input type="checkbox"/> R80	<input type="checkbox"/> CN	<input type="checkbox"/> SD-1
<input type="checkbox"/> R6	<input type="checkbox"/> R120	<input type="checkbox"/> ER	<input type="checkbox"/> SD-2
<input type="checkbox"/> R7	<input type="checkbox"/> AF	<input type="checkbox"/> OG-1	<input type="checkbox"/> SD-3
<input type="checkbox"/> R9	<input type="checkbox"/> AR	<input type="checkbox"/> OG-2	<input type="checkbox"/> SD-5
<input type="checkbox"/> R12	<input type="checkbox"/> EDO-1	<input type="checkbox"/> OG-3	<input type="checkbox"/> TCD-A
<input type="checkbox"/> R15	<input checked="" type="checkbox"/> EDO-3	<input type="checkbox"/> H	<input type="checkbox"/> TCD-B
<input type="checkbox"/> R20	<input type="checkbox"/> CC	<input type="checkbox"/> IH-1	<input type="checkbox"/> TCD-C
<input type="checkbox"/> R30	<input type="checkbox"/> CM	<input type="checkbox"/> IH-2	<input type="checkbox"/> TCD-D
<input type="checkbox"/> R40	<input type="checkbox"/> CR	<input type="checkbox"/> MU-IH	

I. Bulk Requirements See attached

	Required	Existing	Proposed
Lot Area			
Lot Width			
Front Yard			
Rear Yard			
Side Yard (one)			
Side Yard (both)			
Accessory Side yard			
Accessory Rear yard			
Non-critical area			
Principal building height			
Accessory building height			
Gross floor area			
Landscape area ratio			
Number of parking spaces			

J. Utilities

1. Water

- a. Will the applicant require new water supply in the street?
- b. Is Municipal water supply available?
- c. Is water to be supplied from a well?
- d. Has an application been made to the Water Authority?
- e. Has the application been approved?
- f. If yes, give status Approved { } Denied { }
 Pending { X } Date: _____
 Comments: Preliminary Approval

Yes	No
	X
X	
	X
X	
X	

2. Sewerage

- a. Will the applicant require new sewerage lines in the street?
- b. Will this application require expansion of existing lines?
- c. Will this application require a septic system?
- d. Has an application been made to the Sewerage Authority?
- e. Has the application been approved?
- f. If yes, give status Approved { } Denied { }
 Pending { X } Date: _____
 Comments: Preliminary Approval

Yes	No
	X
X	
	X
X	

ORDINANCE REQUIREMENT

PROPOSED

PRINCIPAL BUILDINGS

MINIMUM LOT AREA	3 AC.	9.3 AC.
MINIMUM LOT WIDTH	150'	810'
MIN. FRONT YARD SETBACK	35' FROM STATE HIGHWAY 25' FROM ALL OTHER STREETS	75'
MAXIMUM FRONT YARD	75' FROM STATE HIGHWAY 50' FROM ALL OTHER STREETS	N/A 75'
MIN. SIDE YARD SETBACK	25'	108'
MIN. TOTAL TWO-SIDE YARDS	50'	N/A
MIN. REAR YARD SETBACK	100'	135'
MAXIMUM HEIGHT	4 STORIES AND 48'	<48'

ACCESSORY BUILDING

MIN. FRONT YARD SETBACK	50'	114'
MIN. SIDE YARD SETBACK	25'	N/A
MIN. REAR YARD SETBACK	25'	172'
MAXIMUM HEIGHT	2 STORIES AND 30'	<30'
FLOOR AREA RATIO	0.35	0.09
LANDSCAPE AREA RATIO	0.40	0.55

7. GROSS BUILDING AREA

BUILDING "A"

CONVENIENCE STORE WITH 12 FUELING STATIONS 5,000 SF

BUILDING "B"

RETAIL 25,920 SF

TOTAL 30,920 SF

8. PARKING AND LOADING

REQUIRED

RETAIL BUILDING "A" (≤ 5 STORES) 5,000 @ 1/150 SF = 33
 RETAIL BUILDINGS "B" (> 5 STORES) 25,920 @ 5/1000/SF = 130
 GAS STATION = 3
 166 SPACES

PROVIDED 183 SPACES

LOADING

REQUIRED = 3 SPACES
PROVIDED = 3 SPACES

3.	Gas & Electric	Existing	Proposed	Above Ground	Below Ground
	Natural Gas	[]	[X]	[]	[X]
	Propane	[]	[]	[]	[]
	Electric	[]	[X]	[]	[X]

Comments: _____

K. Restrictions or Covenants

Are there any existing covenants or deed restrictions on the property?

No { X } Yes { } Attach copy if yes

L. Arguments for Variance (to be completed by applicant)

N/A

Negative Criteria (to be completed for "D" Variance)

N/A

M. List of Maps, reports, and other material accompanying this application:

Description of Item Submitted	Latest revision date on Item
1 Preliminary and Final Site Plan	January 30, 2020
2 Architectural and Signage Plan	January 30, 2020
3 Truck Turning Plans	January 30, 2020
4 Survey	March 24, 2016

- 5. Environmental Impact Statement
- 6. Traffic Impact Analysis
- 7. Stormwater Management Report
- 8. Stormwater Maintenance Manual
- 9. Aquifer Recharge Statement
- 10. Community Impact Statement

N. Witnesses for Applicant

Identifying Letter to precede Name of Witness

{S} Self/Relative {N} Neighbor {O} Other {T} Twp. Employee {E} Expert

Witness		Witness	
1	Gregory Ploussas, P.E. {E}	4	
2		5	
3		6	

O. Reports received from Outside Agencies

Agency	Date Received	Approved/Denied/Pending
1. N.J.D.E.P.E	1/19/2017	Approved Wetlands LOI
2. Health Department		
3. Board of Education		
4. O.B.M.U.A		
5. O.B. Sewer Authority		
6. Traffic & Safety		
7. Environmental Comm.		
8. M.C. Planning Board		
9. N.J.D.O.T.		
10. Freehold Soil		

P. Disclosure of 10% Ownership Interest of Corporation or Partnership (P.L. 1977, Chapter 336)

(Listed below are names and addresses of all owners of 10% or more of the stock/interest * in the undersigned applicant corporation/partnership:)

Name/Address:	Richard Birdoff, 810 Seventh Ave., 10th Floor, New York, NY 10019	%
Name/Address:	Estate of Jay Furman	%
Name/Address:		%

*Where corporations/partnerships own 10% or more of the stock/Interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding 10% ownership criterion has been listed.

X
Richard Birdoff, Authorized Signor
Signature of Officer/Partner Date

RD Management-F

Name of Applicant Corporation/Partnership

Q. List of Individuals who Prepared Plans

ARCHITECT

Name Robert Larsen
Street Address 95 Matawan Road, Second Floor
City Matawan State NJ Zip Code 07747
Tele. # 732-566-0297 Fax _____ Cell # _____
E-Mail Address rsl@cplpartnership.com

ENGINEER

Name Gregory Ploussas, P.E., P.P.
Street Address 95 Matawan Road, Second Floor
City Matawan State NJ Zip Code 07747
Tele. # 732-566-0297 Fax _____ Cell # _____
E-Mail Address gp@cplpartnership.com

SITE PLANNER

Name Gregory Ploussas, P.E., P.P.
Street Address 95 Matawan Road, Second Floor
City Matawan State NJ Zip Code 07747
Tele. # 732-566-0297 Fax _____ Cell# _____
E-Mail Address gp@cplpartnership.com

ATTORNEY

Name Kenneth L. Pape
Street Address 516 Highway 33
City Millstone Township State NJ Zip Code 08535
Tele. # 732-679-8844 Fax 732-679-8554 Cell # _____
E-Mail Address kpape@hpnjlaw.com

R. ESCROW AGREEMENT

Agreement made the _____ day of _____, 20____, between RD Management-F _____, residing at ^{819 Seventh Avenue, 10th Floor, New York, NY 10019} _____, (hereinafter referred to as the "Applicant"), and the Township of Old Bridge, New Jersey 08857 (hereinafter referred to as the "Township").

WITNESSETH

WHEREAS, N.J.S.A. 40:55D-8(b) provides for the Township of Old Bridge to charge reasonable fees, established by ordinance for the review of applications for development; and

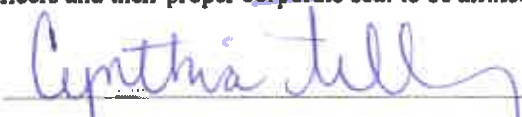
WHEREAS, the aforesaid Applicant has made application for Preliminary and Final Major Site Plan and has agreed to enter in to the following escrow agreement as a condition thereto;

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and promises herein below contain and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each part to the other, the parties hereto, intending to legally bound hereby, agrees as follows:

1. The Applicant shall deposit the sum of _____ with the Township (hereinafter referred to as the "Escrow Agent"), to be held in escrow in accordance with the provisions, terms and conditions hereof. Such monies shall be placed by the Escrow Agent in an interest bearing account at a depository institution insured by the Federal Government, pursuant to Section 2-8:7.7 of the aforesaid ordinance. The Applicant hereby appoints the Escrow Agent his attorney to arrange for the transfer of the monies deposited to the Township or its designee, pursuant to the terms and conditions hereof. The monies shall be held as security for the payment of all professional review fees pursuant to Section 2-8:7.7 et. Seq. of the Old Bridge Township Land Development Ordinance.
2. The Escrow Agent shall not assign the monies deposited under the Agreement for any purpose, except as otherwise herein below provided.
3. The incursion of any expenses by the Township Land Development Ordinance shall constitute an event authorizing release of monies deposited under this agreement by the Escrow Agent.
4. The Escrow Agent shall keep and preserve any monies deposited under this Agreement in his possession until such time as the aforesaid application has been completely processed and all such vouchers for professional review fees received and paid, at which time the Agreement shall terminate and all remaining monies, plus all interest accrued thereon, held by the Escrow Agent shall be returned to the Applicant.
5. In the event that any provision set forth herein is held to be invalid by a court of competent jurisdiction, or otherwise conflicts with the applicable law, such provisions shall be deemed to be deleted from this Agreement and this Agreement shall be construed to give affect to the remaining provisions hereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement, or caused the Agreement to be signed on their behalf by their duly authorized corporate officers and their proper corporate seal to be affixed here to, effective as of the date herein above written.

X 
Richard Binstoff, Authorized Signor
Applicant/Owner (or duly authorized representative)

X 
Cynthia Kelly
Witnessed by

S. AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY YORK :
: S.S.

COUNTY OF NEW YORK :

Richard Birdoff _____ of full age, being duly sworn

according to law, on oath deposes and says, that all of the above statements and the statements contained in the papers herewith are true.

Sworn and Subscribed to :
Before me on this 12th day : RD Management-F

LOUISA J. CURTIS
Notary Public, State of New York
No. 01CU6317614
Qualified in New York County
Certificate Filed in New York County
Commission Expires January 05, 2023

X Of MARCH, 2020 :



By: X  _____
(Applicant's signature here)

T. AFFIDAVIT OF OWNERSHIP

Richard Birdoff, Authorized Signor

STATE OF NEW JERSEY YORK :
: S.S.

COUNTY OF NEW YORK :

Richard Birdoff _____ of full age, being duly sworn

according to law, on oath deposes and says, that the deponent resides at 810 Seventh Avenue

10th floor in the City of _____

New York County of New York State of _____

New York That RD/Foxborough 18 Associates, LLC

is the owner in fee of all that certain lot, piece of land situated, lying, and being in the municipality, aforesaid, and known and designated as Number Block 16004, Lot 53

Sworn and Subscribed to :
Before me on this 12th day : RD/Foxborough 18 Associates, LLC

LOUISA J. CURTIS
Notary Public, State of New York
No. 01CU6317614
Qualified in New York County
Certificate Filed in New York County
Commission Expires January 05, 2023

X Of MARCH, 2020 :



By: X  _____
(Owner's signature here)

U. AUTHORIZATION BY OWNER

Richard Birdoff, Authorized Signor

If anyone other than above owner is making this application, the following authorization must be execute to the Approving Board of the Township of Old Bridge.

_____ is hereby authorized to make the within application.

Signature

Date